



City of Falls Church

Zoning Use Table

☒ Allowed By Right
☒ Requires Special Use Permit

	R-1A	R-1B	R-C	R-TH	R-M	T-1	T-2	B-1	B-2	B-3	C-D	M-1	O-D
One-family dwellings.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Two-family dwellings.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Townhouses.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Multi-family residential over 3 stories.					<input checked="" type="checkbox"/> ⁸			<input checked="" type="checkbox"/> ⁶	<input checked="" type="checkbox"/> ⁶	<input checked="" type="checkbox"/> ⁶	<input checked="" type="checkbox"/>		
Multi-family dwellings not exceeding 3 stories in height.					<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		
Accessory dwelling unit.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> ⁹			<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		
Boarding, lodging or rooming houses.					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Public buildings & facilities.					<input checked="" type="checkbox"/> ¹	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Business & professional offices, medical & dental.					<input checked="" type="checkbox"/> ¹	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Churches, parish houses, & similar facilities.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> ¹	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> ²
Parking lots, subject to site plan review.						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> ²
Public parks, playgrounds; Community centers, libraries & schools; City-owned water supply & sewage stations; Gardens.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Major home occupation as an accessory use to a one-family dwelling; Telephone & public utilities; Cemeteries; Amateur radio & TV stations or citizens band transmitters.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>		
Drive-through facility; Assembly & repair of electronics, computers, communication, security & fire protection systems, provided no walk-in retail sales on site.						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Schools & day care facilities complying with state code.						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> ²
Group homes for mentally ill or handicapped persons.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> ²
Private & special schools, day care; Hospitals for human care; Nursing homes, orphanages.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> ²
Satellite television antenna.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants.					<input checked="" type="checkbox"/> ¹			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> ²
Museums.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> ¹			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> ²
Private, noncommercial clubs & recreational or community facilities.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> ²
Inns, bed & breakfasts.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> ²
Hotels, motels.					<input checked="" type="checkbox"/> ¹			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> ²
Clinics.					<input checked="" type="checkbox"/> ¹		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> ²
Laundry (not self-serve); Temporary shelters.								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Adult book store, adult movie theater; Drug paraphernalia establishments; Amusement arcade;								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Prenatal and early infant care counseling and support facility.		<input checked="" type="checkbox"/> ⁷											
Food, beverage & drugstores, bakery, confectionery, self-serve laundry, shoe repair, barber shop or beauty salon, clothing store, variety store, gift shop, studio, bank, antique shop, jewelry store, florist, photo shop, music store, book or stationery store, appliance store, office equipment store, furniture store, hardware store, garden store, mortuary, department store, theaters.					<input checked="" type="checkbox"/> ¹			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> ²
Radio stations, bowling establishments; automotive repair or filling station, automotive sales or service, nursery, green house, carpenter or upholstery shop, sign shop, indoor storage & sales of building materials, including contractor supplies & hardware.										<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Industrial research & development; Offices & laboratories for physical & life sciences Railroads.												<input checked="" type="checkbox"/>	
Manufacturing, processing & storage of products.												<input checked="" type="checkbox"/> ³	
Major automobile repair shop; Blacksmith, welding or metal shop; Creamery, bottling, ice or cold storage plant; Foundry casting lightweight metals, electric foundry; Bag, carpet, & rug cleaning; Commercial kennels & animal hospitals.												<input checked="" type="checkbox"/> ⁴	
Contractor & building materials storage; warehouses & self storage; lumber yards; contractor's equipment storage; Trucking, freight, brick & tile yards; feed mill or fuel & coal yard; underground storage of oil.												<input checked="" type="checkbox"/> ⁵	
Accessory Uses:													
Minor home occupations; Private parking of vehicles incidental to the principal use; Private swimming pools & tennis courts; Private gardens, decks, terraces, greenhouses, storage buildings, garages, air conditioning units, heat pumps, canopies; Home child care; Solar, electric & telecommunications equipment for homes.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>
Uses that are customarily accessory & incidental to any permitted principal use. See code for specifics.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Note: This table is a summary of Chapter 38 Article III of the code. In any conflict between this table and the code, the provisions of Chapter 38 shall govern.

¹ When conducted only on the basement and/or first floor level of a multi-family dwelling over three (3) stories high, & only when working, access, security, health, & safety requirements can be satisfied.
² When located within two hundred (200) feet of a primary state highway.
³ When not likely to be dangerous or offensive to the district or contiguous district, because of odor, dust, fire, explosion, or other reasons, with equipment & processes that are not likely to produce objectionable noise, vibration, smoke, or other effect in such districts.
⁴ When located at least two hundred (200) feet from any "R" District, except that where the use is separated from the "R" District by a railroad, such distance requirement shall be reduced to fifty (50) feet.
⁵ When located at least three hundred (300) feet from any "R" District; except that where the use is separated from the "R" District by a railroad, such distance requirement shall be reduced to fifty (50) feet.
⁶ By Special Exception.
⁷ See specific conditions in code Section 38-17(c)(3).
⁸ Not exceeding six (6) stories or seventy-five (75) feet, whichever is the lesser; see also requirements of section 38-37.
⁹ Subject to the same provisions set forth in the R-1A District, also requires a minimum lot area of ten thousand (10,000) square feet.